

## REPORT - PLANNING COMMISSION MEETING

July 25, 2002  
September 12, 2002  
October 10, 2002

**Project Name and Number:** Wanee Residence (PLN2002-00201)

**Applicant:** Michael Jung, ABR Architecture

**Proposal:** To consider an amendment to a Planned Unit Development (PUD 98-1) to allow a new 3,652 square foot residence (4,295 square feet including garage).

**Recommended Action:** Approve, subject to conditions.

**Location:** 1007 Sage Court in the Mission San Jose Planning Area

**Assessor Parcel Number:** 519-1677-047-00

**Area:** 0.24 acres or 10,502 square feet

**Owner:** Reda Wanee

**Agent of Applicant:** Michael Jung, ABR Architecture

**Consultant:** Michael Jung, Architect, ABR Architecture

**Environmental Review:** Categorically Exempt per CEQA section 15303 New Construction or Conversion of Small Structures.

**Existing General Plan:** Low Density Residential, 3-5 dwelling units per acre.

**Existing Zoning:** R-1-10 (H-I)

**Existing Land Use:** Vacant

**Public Hearing Notice:** Public hearing notification is applicable. A total of 28 notices were mailed to owners and occupants of property within 300 feet of the site on the following streets: Sage Court, Tolteca Court, and Grimmer Boulevard. The notices to owners and occupants were mailed on October 1, 2002. A Public Hearing Notice was delivered to The Argus on September 25, 2002 to be published by October 1, 2002

**Background and Previous Actions:** On November 5, 1998, the Planning Commission approved Tract 6696 and a Planned Unit Development (PUD-98-1) for a five-lot single family residential subdivision on a 1.45 acre parcel. To date, the Planning Commission has approved the PUD Amendments for four custom residences in the subdivision.

On July 25, 2002, the Planning Commission continued this project to allow the applicant time to resolve the following design issues: reducing the massing of and the use of stone at the front entry, introducing a one-story element on the front façade/entry, providing a Mediterranean landscape palette, use of Styrofoam window trim, use of standard vs. custom architectural details, and reducing the implied width of the house. These design issues are further discussed in the Design Analysis section of this report.

On September 12, the Planning Commission continued this project to a date uncertain to allow the applicant additional time to prepare a revised proposal addressing Planning Commission concerns.

**Project Description:** The applicant proposes to construct a 3,652 square foot single-family detached residence (4,295 square feet including garage) on a 0.24acre (10,502 sq. ft.) lot.

**Project Analysis:**

- **General Plan Conformance:** The existing General Plan land use designation for the project site is Low Density Residential 3 to 5 dwelling units per acre. The proposed project is consistent with the existing General Plan land use designation for the project site because the proposed density is 1 dwelling unit per 0.24 acres, or 4.17 dwelling units per acre.
- **Zoning Regulations:** The property is zoned R-1-10 (H-I), Single family Residential (Hillside Overlay District). The property is also within a Planned Unit Development (PUD-98-1). The proposed residence conforms to both the zoning district and Planned Unit Development site standards for a two story home: a 25 foot front yard setback, 10 foot side yard setbacks and a 35 foot rear yard setback. The PUD also includes a maximum allowable Floor Area Ratio of .35, and the house is proposed with an F.A.R. of .347. This F.A.R does not include the garage floor area, which is proposed at 643 square feet, where 650 square feet is the maximum allowed. The proposed home also conforms to the 30 foot height limit as required by the Hill Area Development Policy.
- **Parking:** The proposed residence conforms with Condition 7 of PUD-98-1 which requires each home to include a 3-car garage.
- **Open Space:** The project provides approximately 7,771 square feet of open space. There are no existing trees on the site. The proposed landscape plan is discussed below in the Design Analysis portion of this report.
- **Circulation/Access Analysis:** Access to the subject lot is off of Sage Court via a 16-foot wide driveway, widening to a 34' parking area. The project conforms with Design Guideline 2.3.3 for the subdivision requiring a maximum allowable curb cut of 16' to access the parking apron.

**Design Analysis:**

- **Architecture:** The applicant is proposing a two-story residence that can be described as "California traditional" in style, meaning it has traditional residential massing and details, while incorporating Spanish or Mediterranean materials such as a stucco exterior, arch elements and a tile roof. At the July 25, 2002 Planning Commission hearing, the Commission expressed concern about several proposed design elements and continued the project to allow the applicant time to resolve the following issues:
  1. Reduce the massing of the front entry element and provide a pedestrian scale, single-story entry in accordance with the design guidelines.
  2. Reevaluate the window trim and consider recessing the windows in lieu of using Styrofoam trim.
  3. Reevaluate the use of stone on the façade to help reduce the appearance of bulkiness and mass.
  4. Explore architectural details that would help make the home look like a custom home rather than a tract home.
  5. Consider reducing the width of the home so that it does not appear to span the entire width of the lot due to the gate wall feature.
  6. Explore a true, one-story element along the front of the house.
  7. Consider revising the color palette, which as proposed consisted of rather plain beiges.

8. Revise the landscape plan to incorporate a Mediterranean plant palette, in keeping with the style of the house.

Over the past several months, staff has worked with the applicant to develop a design that addresses the Planning Commissions concerns. The current proposal includes the following revisions:

1. The two-story entry element with stone veneer columns has been replaced with a single-story covered entry with rounded columns. The balcony, which previously extended over the entry, has been reduced in size to create this single-story entry.
2. All the windows along the front façade (west elevation) and the side adjacent to the flag lot driveway (south elevation) have been recessed. In addition, a stone trim has been added to all the windows on the house, providing additional architectural detail and depth. Wood trim is proposed as horizontal detail around the body of the house and all Styrofoam trim has been eliminated.
3. The stone veneer of the previous proposal has been eliminated.
4. The applicant has modified several exterior details which create a more unified and customized appearance than the previous proposal.
  - The current proposal includes the use of columns at the front entry and garage. The addition of these columns at the garage serve to recess the garage doors further than previously proposed and as suggested in the design guidelines. The columns are also repeated at the rear patio entry and are referenced along the south elevation as well.
  - Wrought iron plant holders have been added to the front façade which tie into the use of wrought iron at the side yard gates and the two rear yard balconies.
  - Two additional windows have been added to the south elevation, adding visual interest to that previously blank wall area.
5. The gate wall in the previous proposal has been eliminated, reducing the perceived width of the home. Two wrought iron side yard gates currently proposed are less bulky than the previous design and are consistent with the use of wrought iron elsewhere on the house.
6. The inclusion of a one-story entry, in combination with the one-story garages creates a single-story element at the front façade, which provides a more pedestrian-scale to this two-story house.
7. The color palette has been revised to include deeper neutral tones with a greater degree of contrast than the previous color palette.
8. The landscape plan has been revised and now includes a Mediterranean plant palette. While some of the proposed plant materials may be commonly used species in the Bay Area, the overall plant palette has a consistent Mediterranean theme.

As in the previous proposal, the proposed project is subject to the Planned Unit Development Design Guidelines fro PUD 98-1, which specifically address the architecture and site planning for this subdivision (attached as an Informational item). An analysis of conformance to the design guidelines follows:

- a. The project includes 3 single garage doors, as required. Guideline 3.1.1 require garage doors to be recessed a minimum of 18 inches in an effort to provide relief along that wall. The garage doors are currently shown in Exhibit A as being recessed two feet behind the columns.
- b. The garage façade consists of three single garage doors, two of which are now located 4 feet (previously 5 feet) in front of the front façade of the house, and the third door closest to the entry is located 2.5 feet (previously 3.5) in front of the front façade of the house. Guideline 3.1.3 “encourages the garage wall to be setback 12 feet from the front of the house”. Although the proposed location of the garage facade

does not meet this guideline, the architect has made efforts to de-emphasize the garage by incorporating a single-story entry feature with columns which serves as the focal point of the front elevation of the house. The entry feature sits between 1.5 to 4 feet in front of the garage façade, which along with the garage doors being recessed into the wall (item a. above), serve to meet the intent of Guideline 3.1.3 and prevents the garage from dominating the front façade. The garage is located at the north side of the property where the distance between the house and the street is the greatest, which also reduces the impact of the garage from the street.

The architect wanted to avoid pushing the building further to the rear of the property, as a result of recessing the garage façade 12 feet from the front façade, in an effort to maximize the distance between the rear yard of this home and the front yard of the adjacent flag lot parcel to the rear. The proposed home maintains 48 feet to the rear property line, exceeding the minimum 35-foot required rear yard. It should be noted that the suggested site plan (page 6 of the Design Guidelines) for this property indicates a conceptual building footprint with the garage wall in line with the front of the house.

- c. The project includes small patios at both the front entry and rear yard off the family room, as encouraged in Guidelines 3.1.4.
- d. Guideline 3.1.5 discusses the importance of maintaining a pedestrian scale along the residential street. The street-facing façade of the proposed home has been revised to include a single-story covered entry and single-story garage element.
- e. The proposed home includes balconies and covered entries as encouraged in Guideline 3.1.6.
- f. The roof material will be a brown concrete tile, and the design includes both gable end and hip roof elements, at one and two stories, as recommended.
- g. The majority of the exterior of the house (including the columns) will be medium tan stucco, with light cream and medium beige accent trim—colors which fall within the “warm, earth tone” color palette encouraged in the design guidelines. The use of cultured stone window trim and the wrought iron at the balconies and side yard gates are a nice complement to the earth tones of the walls and trim.
- h. The proposed design includes trim details such as horizontal banding, finials, columns, and plaster trim at windows.
- i. Design Guideline 3.1.10 encourages doors and windows to be recessed at least 3 inches. The project has been revised to include recessed doors and windows along the front (west) and side (south) elevations. Stone trim is proposed around all doors and windows of the home, providing additional depth at these locations.

The proposed residence conforms to the majority of the required and encouraged design guidelines and staff finds that the overall project will be a positive and appropriate addition to this subdivision.

- **Landscaping:** The preliminary landscape plan submitted for this project has been revised to respond the Planning Commissions concerns. The landscape plan now has a Mediterranean theme, in keeping with the design of the residence and includes species such as: California pepper, chaste tree, lavender, Russian sage, cape mallow, fountain grass, lantana, coast rosemary, chitalpa, and sage palm. The plan indicates low shrubs and groundcover around the building, a decorative pavement walkway to the front entry of the residence, and a variety of trees located generally around the perimeter of the site. Trees include several flowering/ornamental trees in the front yard, a birch grove and stone terrace at the south east corner of the rear yard, and several shade trees along the southern and north east property lines. Street trees and groundcover are proposed in the landscape planter along Sage Court. As encouraged in the Design Guidelines for PUD-98-1, the driveway and rear yard patio are proposed as colored concrete with a light sand finish and a scored pattern.

- **View Impacts:** The project is located in an established residential neighborhood, across the street from a child care center and other single family residences. There are no anticipated view impacts.

**Grading & Drainage:** Only minimal grading will be needed to prepare a pad for construction. No retaining walls are proposed.

**Urban Runoff Clean Water Program:** The applicant will be required to conform to the City's Urban Runoff Clean Water Program requirements. Conditions of approval are included to reflect this requirement.

**Development Impact Fees:** This project will be subject to Citywide Development Impact Fees. These fees may include fees for fire protection, park facilities, capital facilities and traffic impact. These fees shall be calculated at the fee rates in effect at the time of building permit issuance. Parkland dedication in-lieu fees were previously paid when the final map for this subdivision was approved.

**Environmental Analysis:** This project is categorically exempt from CEQA per Section 15303 of the CEQA Guidelines. This Section allows exemptions for the construction of new single family homes.

**Response from Agencies and Organizations:** The Alameda County Water District sent a letter dated February 13, 2002 verifying that no water wells are located within the boundaries of the proposed development. No other responses have been received to date.

**Enclosures:** Exhibit "A" (Site Plan, Floor Plan, Elevations, Landscape Plan)  
Exhibit "B" (Findings and Conditions of Approval)  
Exhibit "C" (Material and Color Sample Board)  
Informational (PUD 98-1 Guidelines, Previous plan set submitted at July 25, 2002 Planning Commission hearing).

**Exhibits:** Exhibit "A" (Site Plan, Floor Plan, Elevations, Landscape Plan)  
Exhibit "B" (Findings and Conditions of Approval)  
Exhibit "C" (Material and Color Sample Board)

**Recommended Actions:**

1. Hold public hearing.
2. Find the proposed project to be categorically exempt from environmental review per section 15303 of the CEQA guidelines.
3. Find PLN2002-00201 is in conformance with the relevant provisions contained in the City's existing General Plan. These provisions include the designations, goals and policies set forth in the General Plan's Land Use Chapters as enumerated within the staff report.
4. Approve PLN2002-00201, as shown on Exhibit "A", subject to findings and conditions on Exhibit "B".

**EXHIBIT "B"**  
**Conditions of Approval for Planned Unit Development Amendment (PLN2001-00201)**  
**Wanee Residence—Michael Jung, ABR Architecture**

**CONDITIONS OF APPROVAL:**

***Prior to building permit issuance:***

- A-1. The project shall conform with Exhibit "A" (Site Plan, Floor Plan, Elevations, Landscape Plan), all conditions of approval set forth herein, and all conditions of approval of Planned Unit Development PUD-98-1.
- A-2. Plans must be submitted to the Development Organization for review to insure conformance with relevant codes, policies, and other requirements of the Fremont Municipal Code.
- A-3. Minor revisions of the site plan, building location, and architectural details may be permitted within the overall context of the approved design concept, subject to the approval of the Assistant City Manager during the Development Organization review process.
- A-4. The project shall be subject to City-wide Development Impact Fees. These fees may include fees for fire protection, park facilities, capital facilities and traffic impact. These fees shall be calculated at the rate in effect at the time of building permit issuance.
- A-5. Colors and materials shall be represented on Exhibit "C" (Color/Materials Board), except as modified by these conditions of approval. Any requested changes to the approved materials and colors shall be submitted to staff for review and approval. Material samples and colors shall be submitted along with a written description of the requested change.
- A-6. As currently shown in Exhibit "A", the driveway and walkways for the residence shall be designed to break up large expanses of concrete. Variations in color, texture and material may be used to achieve this requirement, and is subject to staff review and approval.
- A-8. All mechanical equipment, including air conditioning units, and PG&E meters, shall be screened from view from adjacent public rights-of-ways and other uses, subject to the review and approval of staff during the Development Organization review process.
- A-9. No antennas, including satellite dish antennas, shall be placed on the roof or in the front or side yard areas adjacent to the public rights-of-way. All antennas shall be screened from view from the public rights-of-way, subject to the review and approval of staff during the Development Organization review process.
- A-10. Garbage or trash containers shall be suitably concealed behind permanent screening or fencing contiguous to the main structure, subject to review and approval of staff during the Development Organization review process.
- A-11. No exterior lighting shall be permitted except that which has a concealed source, subject to the review of staff during the Development Organization review process.

**Environmental**

- A-12. Prior to commencement of grading, any required weed abatement for fire hazard control, as specified by the City's Fire Department, shall be done by mowing the site, rather than discing.
- A-13. Thirty days prior to the commencement of any grading, site clearing or construction activities, a site investigation, subject to the approval of the Assistant City manager, shall be completed by a certified

wildlife biologist to determine if any burrowing owls are present on the site. If a determination is made that burrowing owls are indeed present, construction will not be allowed to proceed until all the recommendations of the wildlife biologist for relocating owls have been completed. Unless the Assistant City Manager concludes it infeasible, the first choice of relocation shall be in the area dedicated as open space on this project site.

- A-14 The project plans shall identify Best Management Practices (BMPs) appropriate to the uses conducted on-site to effectively prohibit the entry of pollutants into storm water runoff. The plans will also include storm water quality measures for operation and maintenance of the project.
- A-15 The applicant shall comply with the City's Urban Runoff Clean Water Program in accordance with the NPDES requirements issued by the State of California Water Quality Control Board.
- A-16 The project plan shall include erosion control measures to prevent soil, dirt, debris, or other pollutants from entering the storm drain system during and after construction, in accordance with the practices outlined in the Association of Bay Area Government's Erosion and Sediment Control Handbook, California Storm Water Best Management Practice Handbooks, and Regional Water Quality Control Board's Erosion and Sediment Control Field Manual. A separate plan shall be submitted for this purpose and shall be subject to review and approval of the City Engineer during the Development Organization process.
- A-17 The developer is responsible for ensuring that all contractors are aware of all storm water quality measures and that such measures are implemented. Failure to comply with the approved construction Best Management Practices will result in the issuance of correction notices, citations, or stop orders.

#### **Landscaping**

- A-18 A landscape plan shall be submitted indicating full details regarding (1) paving materials and textures of walkways, (2) lighting of walkways and driveways with low intensity, non-glare type fixtures, (3) screening of driveways and parking areas, and (4) landscaping of site and parkway areas.

As part of the landscape plan, the applicant shall submit to the Development Organization:

- 1) An underground irrigation plan.
  - 2) Weed control specifications.
  - 3) A lighting plan for the illumination of the building, driveways and parking areas. Type of lighting fixtures, their heights, intensity and direction shall be clearly indicated.
  - 4) Construction details of raised planters, walkways, paths, benches, walls, fences, trellises, and other architectural features as appropriate.
- A-19 All landscaping shall be properly maintained and shall be designed with efficient irrigation practices to reduce runoff, promote surface filtration, and minimize the use of fertilizers and pesticides which can contribute to runoff pollution.

#### **Fire Prevention**

- A-20 This project must meet all Hazardous Fire Area requirements, including but not limited to construction type, roof material, etc.
- A-21 The applicant shall install an automatic fire sprinkler system in the building for fire protection purposes. Waterflow and control valves must be monitored by a central alarm monitoring system and Central Station, except single family dwellings. The monitoring system shall have a smoke detector placed over the fire panel, a pull station, and an audible device located in a normally occupied location.
- A-22 Plan, specifications, equipment lists and calculations for the required sprinkler system must be submitted to the Fremont Fire Department Authority and Building Department for review and

approval prior to installation. A separate plan review fee is required. Standard Required: N.F.P.A  
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- A-23 The applicant shall submit a site plan/civil utility plan indicating existing and proposed on-site fire hydrant locations, subject to approval by the City of Fremont Fire Department. The fire hydrant spacing requirement is 500 feet, measured as the fire engine travels on all-weather surfaces.
- A-24 The applicant shall provide a water supply (hydrants) of 50 gallons per minute on site prior to construction or storage of combustible materials. Fire hydrant jumper lines must be at least 6 inches in diameter.
- A-25 The lighted address of the residence must be visible from the public street (Sage Court).

***Prior to forming and framing:***

- B-1 The project engineer shall submit a letter to the City certifying that the finished pad and floor elevations are consistent with the approved plans, subject to the review and approval of the Assistant City Manager.

***During Construction:***

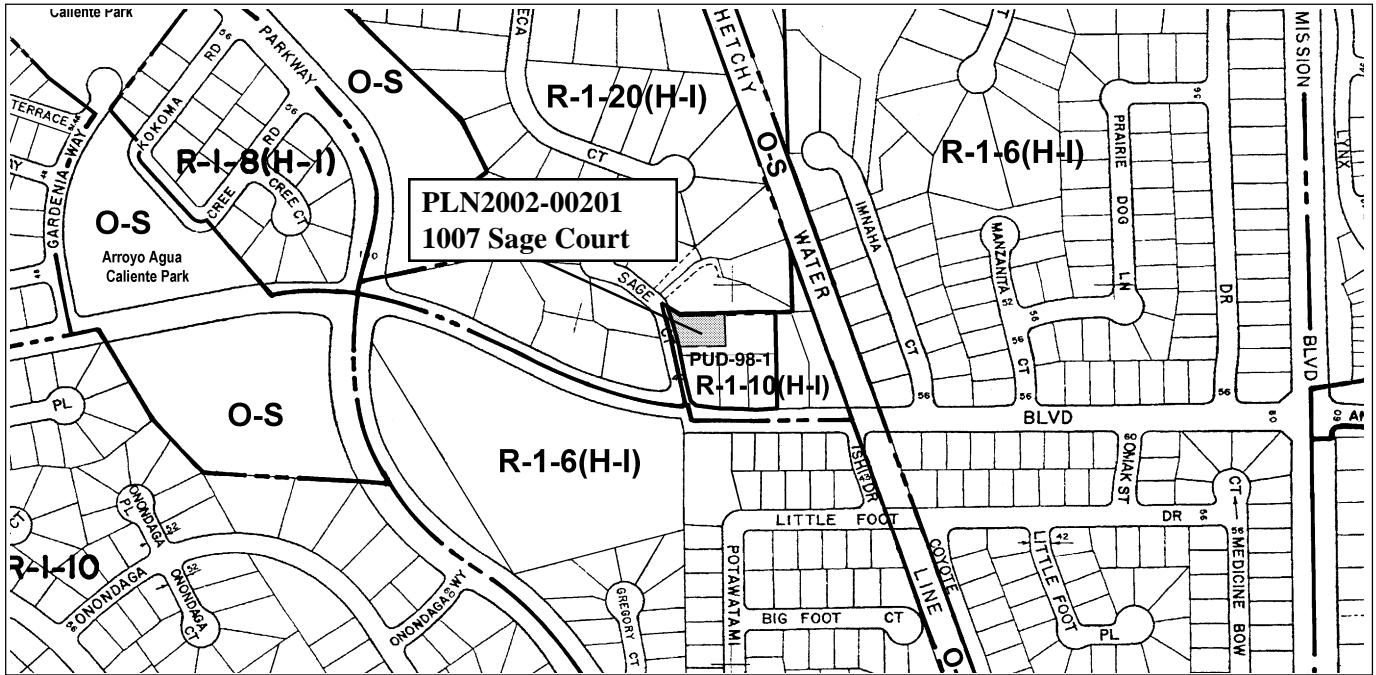
- C-1 The applicant shall notify the project planner of the construction schedule. At the time of installation of framing and stucco/siding, the applicant or a representative of the applicant, shall request an on-site inspection by the project planner, to ensure compliance with the architectural detailing of the residences.
- C-2 The property owner shall be responsible for litter control and sweeping of all paved surfaces. All on-site storm drains shall be cleaned immediately before the start of the rainy season beginning on October 15 each year, subject to the review of the Building/Engineering inspector.
- C-3 Any vehicle or equipment washing/steam cleaning must be done at an appropriately equipped facility which drains to the sanitary sewer. Outdoor washing must be managed in such a way that there is no discharge of soaps, solvents, cleaning agents or other pollutants to the storm drains. Wash water should discharge to the sanitary sewer, subject to review and approval of Union Sanitary District.
- C-4 Construction activities shall be limited to the following hours of operation:
  - 7 a.m. to 7 p.m. Monday through Friday
  - 9 a.m. to 6 p.m. Saturday
  - No construction activities allowed on SundayFailure to comply with the above mentioned hours of operation will result in the withholding of inspections.

***Prior to release of building for occupancy:***

- D-1 The project architect/engineer shall submit a letter to the City certifying that the building has been constructed in conformance with the approved architectural plan, subject to the review and approval of the Planning Division.
- D-2 The project engineer-of-record shall submit a letter to the City that the site grading and drainage are in conformance with the approved grading and drainage plans, subject to the review and approval of the City Engineer.
- D-3 All required landscaping shall be installed prior to the issuance of occupancy permits for the residence, subject to the review and approval of staff through the Development Organization review process.



# INFORMATIONAL



Existing Zoning



Existing General Plan

**Project Number:** PLN2002-00201 (PUD Amendment)  
**Project Name:** Wane Residence  
**Project Description:** To consider an Amendment to a Planned Unit Development (PUD-98-1) to allow a new 3,652 sq. ft. residence (4,295 sq. ft. including garage) for property located in the Mission San Jose Planning area.

**Note:** Prior arrangements for access are not required for this site.

